


MEMORANDUM

TO: LAND USE COMMITTEE OF THE BOARD OF ALDERMEN

FROM: CANDACE HAVENS, INTERIM DIRECTOR OF PLANNING AND DEVELOPMENT 

RE: INFORMATION FOR MAY 11, 2010 WORKING SESSION

DATE: MAY 7, 2010

CC: PETITIONERS
JOHN LOJEK, COMMISSIONER OF INSPECTIONAL SERVICES

200 Boylston Street – Chestnut Hill Square – Peer Reviews

RECOMMENDATION: Authorize staff to prepare for peer reviews

BACKGROUND: Proponents of a new development at 200 Boylston Street recently met with City staff to review development plans for a mixed-use project at this site in preparation for submittal of a request for rezoning and special permit/site plan approvals. The petitioners indicated they intend to present these plans to neighbors and to submit for a zoning review soon thereafter. They are completing a traffic study and have agreed to a peer review to examine its assumptions, data, methodology, and findings. The City Engineer has indicated a peer review of drainage also will be needed.

According to the Board Rules, MGL Section 44, and City ordinances, the Land Use Committee is charged with authorizing such reviews for pending petitions. This is commonly done for larger projects, especially when the City lacks sufficient staff resources or expertise to provide timely reports or reviews. The Planning Director will obtain an estimated cost for the work, which is paid for by the applicant, and will select qualified consultants to perform the work with input from other affected departments. The consultants' findings are generally reported at the special permit hearing if completed by that time; otherwise they will be reported at a subsequent working session.

- a. Given the completeness of their plans and readiness for the review process, I recommend the Land Use Committee authorize staff to obtain the necessary estimates and select qualified peer reviewers. Staff also strongly recommends the petitioner meet with al format.